THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,205,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 2015 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart Burkhalter	**FRANKLIN AMERICAN MORTGAGE COMPANY**	MAP
4311 Sunnybrook Drive	**501 CORPORATE CENTRE DRIVE, SUITE 400**	PARCEL 130-03-0-043.00
Nashville, TN 37205-3836	**FRANKLIN, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **4311 Sunnybrook , GP.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stuart Burkhalter and Juli Burkhalter, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 and the Easterly 1/2 of Lot No. 6 of Block 10, on the Plan of A Resubdivision of a part of Royal Oaks Subdivision of record in Plat Book 547, Page 167, in the Register's Office for Davidson County, Tennessee. Said lot and part of lot adjoin and front together 150 feet on the Southerly side of Sunnybrook Drive and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to 4311 Sunnybrook, GP by Warranty deed from Dan Sumner Sanders, III, Executor of The Estate of Dan Sumner Sanders, Jr., and Jean Dusenberry Sanders of record in Instrument No. 20130729-0078385 Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 29, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

() IMPROVED property known as **4311 Sunnybrook Drive, Nashville, TN 37205-3836.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ___ hand( ) this the 20th day of October, 2015.

4311 Sunnybrook , GP.

BY: _____

ITS: Authorized Partner

BILL GARRETT, Davidson County
Trans:T20150090004 DEEDWARR
Recvd: 10/22/15 09:35 2 pgs
Fees:13.00 Taxes:4458.50
20151022-0107451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared ALLEN ARENDER with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized General Partnership of the maker, **4311 Sunnybrook , GP.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 20th day of October, 2015.

My Commission expires March 8, 2016

Notary Public

